

028.A

0003

0018.C

Map

Block

Lot

1 of 1  
CARDCondominium  
ARLINGTON

APPRaised:

Total Card / Total Parcel  
358,900 / 358,900

USE VALUE:

358,900 / 358,900

ASSESSED:

358,900 / 358,900


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
215		MASS AVE, ARLINGTON

<b>OWNERSHIP</b>	Unit #:	18
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Owner 1: AMOR ALVARO	
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Owner 2:	
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Owner 3:	
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Street 1: 215 MASS AVE UNIT 33	
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Street 2:	
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Twn/City: ARLINGTON	
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St/Prov: MA	Cntry:		Own Occ: Y
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Postal: 02474	Type:
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<b>PREVIOUS OWNER</b>	
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Owner 1: AMOR ALVARO -	
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Owner 2: -	
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Street 1: 215 MASS AVE UNIT 33	
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Twn/City: ARLINGTON	
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St/Prov: MA	Cntry:	
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Postal: 02474	
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<b>NARRATIVE DESCRIPTION</b>	
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This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1966, having primarily Brick Exterior and 592 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

<b>PROPERTY FACTORS</b>	
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Item	Code	Description	%	Item	Code	Description
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Z	R6	APTS LOW	100	water		
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o				Sewer		
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n				Electri		
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Census:				Exempt		
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Flood Haz:						
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D				Topo		
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s				Street		
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t				Gas:		
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<b>LAND SECTION (First 7 lines only)</b>	
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Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
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102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7318														
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**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	358,900			358,900		316307
							GIS Ref
							GIS Ref
							Insp Date
							11/30/17

Total Card	0.000	358,900			358,900	Entered Lot Size
Total Parcel	0.000	358,900			358,900	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	606.25	/Parcel: 606.2	Land Unit Type:

Parcel ID	028.A-0003-0018.C
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!16151!

PRINT

Date Time

12/11/20 05:47:28

LAST REV

Date Time

10/10/19 09:32:50

apro

16151

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
215 MASS AVE CO	65624-472		6/29/2015		272,500
HARMON ALICE	63536-34	Convenience	4/28/2014		No No

<b>BUILDING PERMITS</b>																									
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<b>ACTIVITY INFORMATION</b>																									
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Date	Result	By	Name
11/30/2017	Measured	DGM	D Mann
1/22/2015	NEW CONDO	PC	PHIL C

Sign:	VERIFICATION OF VISIT NOT DATA	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type:	7 - Condo Garden	Full Bath:	1	Rating:	Very Good														
Sty Ht:	1 - 1 Story	A Bath:		Rating:															
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:													
Foundation:	1 - Concrete	A 3QBth:		Rating:															
Frame:	2 - Steel	1/2 Bath:		Rating:															
Prime Wall:	7 - Brick	A HBth:		Rating:															
Sec Wall:		OthrFix:		Rating:															
Roof Struct:	4 - Flat	<b>OTHER FEATURES</b>																	
Roof Cover:	4 - Tar & Gravel	Kits:	1	Rating:	Good														
Color:	BRICK	A Kits:		Rating:															
View / Desir:		Frl:		Rating:															
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:													
Grade:	C - Average	<b>CONDOS INFORMATION</b>																	
Year Blt:	1966	Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdict:	G17	Fact:	.	Floor:	3 - 3rd Floor														
Const Mod:		% Own:	1.96000000	Name:															
Lump Sum Adj:		<b>DEPRECIATION</b>																	
<b>INTERIOR INFORMATION</b>				Phys Cond:	GD - Good	24.	%	Exterior:		No Unit	RMS	BRS	FL						
Avg Ht/FL:	10	Functional:					%	Interior:		1	3	1							
Prim Int Wall:	6 - Average	Economic:					%	Additions:											
Sec Int Wall:		Special:					%	Kitchen:											
Partition:	T - Typical	Override:					%	Baths:											
Prim Floors:	3 - Hardwood	Total:	24.5	%				Plumbing:											
Sec Floors:	4 - Carpet							Electric:											
Bsmnt Flr:	3 - Hardwood							Heating:											
Subfloor:								General:											
Bsmnt Gar:																			
Electric:	3 - Typical																		
Insulation:	2 - Typical																		
Int vs Ext:	S																		
Heat Fuel:	2 - Gas																		
Heat Type:	3 - Forced H/W																		
# Heat Sys:	1																		
% Heated:	100	% AC:																	
Solar HW:	NO	Central Vac:	NO																
% Com Wall:		% Sprinkled:	0																
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:							
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 028.A-0003-0018.C															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N		Total Yard Items:				Total Special Features:								Total:					